



Doc#: 0733709070 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/03/2007 02:07 PM Pg: 1 of 5



After recording,  
return to:  
William A. Nyberg Esq.  
City of Chicago Law Department  
121 North LaSalle Street, Room 600  
Chicago, IL 60602

**CERTIFICATE OF COMPLETION**

PURSUANT TO Section 7.01 of that certain Home Depot U.S.A. Inc. Redevelopment Agreement (Cicero/Armitage Project) dated as of November 30, 2007, (the "Agreement") by and between the City of Chicago, an Illinois municipal corporation (the "City"), and Home Depot U.S.A., Inc., a Delaware corporation (the "Developer") concerning the Cicero/Armitage Project (the "Project"), the City, by and through its Department of Planning and Development hereby certifies as follows:

1. Completion of the Project. The Developer has fulfilled its obligations to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.
2. Other provisions of Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer's obligation to complete the Project, which the City hereby certifies has been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in full force and effect; and (b) the issuance of this Certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

[Signature page follows]

8801191

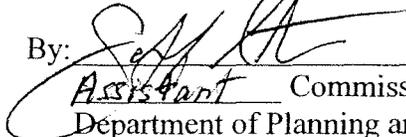
1st AMERICAN TITLE order # 60139A  
2 # 2 all fr.

5

IN WITNESS WHEREOF, the City has caused this Certificate of Completion for the Developer to be executed this 30<sup>TH</sup> day of November, 2007.

CITY OF CHICAGO

By:

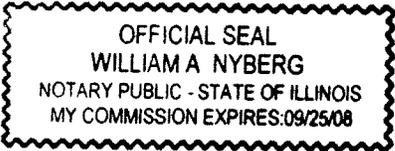
  
Assistant Commissioner

Department of Planning and Development

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, William A. Nyberg, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Jeff C. Stroeck, personally known to me to be the ASSISTANT Commissioner of the Department of Planning and Development of the City of Chicago (the "City"), and personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered said instrument pursuant to the authority given to him/her by the City, as his/her free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30<sup>TH</sup> day of November, 2007.



William A. Nyberg  
Notary Public

My Commission Expires 09/25/08

**ALTA Commitment  
Schedule C**

File No.:NCS-60139-CHI1

Legal Description:

PARCEL 1:

ALL THAT PART OF BLOCK 3 AND THE VACATED STREET ADJOINING SAID BLOCK ON THE SOUTH IN W.R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1874 AS DOCUMENT 183330, (INCLUDING THE VACATED ALLEY IN SAID BLOCK) WHICH IS KNOWN AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF ARMITAGE AVENUE WITH THE WEST LINE OF NORTH KILPATRICK AVENUE (FORMERLY KNOWN AS 47TH AVENUE); THENCE WEST ALONG SAID SOUTH LINE OF SAID ARMITAGE AVENUE, 197.37 FEET TO A POINT IN THE CENTER LINE EXTENDED NORTH BETWEEN THE TWO SERVICE SWITCH TRACKS AS NOW LOCATED; THENCE SOUTH IN A LINE PARALLEL WITH SAID WEST LINE OF SAID NORTH KILPATRICK AVENUE, 632.11 FEET TO A POINT IN THE NORTH LINE OF BLOCK 7 IN SAID SUBDIVISION EXTENDED WEST; THENCE EAST ALONG SAID NORTH LINE OF BLOCK 7 EXTENDED WEST AS AFORESAID, 197.37 FEET TO SAID WEST LINE OF SAID NORTH KILPATRICK AVENUE, 632.11 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

BLOCKS 3, 4, 5, 6 AND 7 IN O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 5 ACRES IN THE SOUTHEAST CORNER THEREOF AND RAILROAD RIGHT OF WAY AND ALSO EXCEPTING FROM SAID PREMISES ARMITAGE AND CICERO AVENUES) IN COOK COUNTY, ILLINOIS.

PARCEL 3B:

THE VACATED ALLEYS IN SAID BLOCK 3 AND THE VACATED NORTH AND SOUTH STREET FORMERLY CALLED O'BRIEN AVENUE LYING BETWEEN THE SOUTH LINE OF WEST ARMITAGE AVENUE AND THE NORTH LINE OF THE VACATED STREET FORMERLY CALLED WEST CORTLAND STREET, ALSO THE VACATED EAST AND WEST STREET FORMERLY CALLED WEST CORTLAND STREET AND LYING BETWEEN THE EAST LINE OF THE STREET FORMERLY CALLED NORTH 48TH AVENUE (NOW KNOWN AS NORTH CICERO AVENUE) AND THE WEST LINE OF THE STREET FORMERLY CALLED NORTH 47TH AVENUE (NOW KNOWN AS KILPATRICK AVENUE) (EXCEPT THEREFROM THE EAST 33 FEET OF SAID BLOCK 3, BEING THAT PART NOW USED AS THE WEST 33 FEET OF NORTH KILPATRICK AVENUE, AND THE EAST 33 FEET OF THE NORTH 33 FEET OF THE NORTH 33 FEET OF SAID BLOCK 6 DEDICATED FOR NORTH 47TH AVENUE), ALL IN COOK COUNTY, ILLINOIS.

EXCEPT FROM THE AFORESAID PARCELS 3A AND 3B (TAKEN AS A TRACT) THAT PART OF BLOCK 3 DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF ARMITAGE AVENUE WITH THE WEST LINE OF NORTH KILPATRICK AVENUE (FORMERLY KNOWN AS NORTH 47TH AVENUE); THENCE WEST ALONG SAID SOUTH LINE OF SAID ARMITAGE 197.37 FEET TO A POINT IN THE CENTER LINE EXTENDED NORTH BETWEEN THE TWO SERVICE SWITCH TRACKS AS NOW LOCATED; THENCE SOUTH IN A LINE PARALLEL WITH SAID WEST LINE OF SAID NORTH KILPATRICK AVENUE 632.11 FEET TO A POINT IN THE NORTH LINE OF BLOCK 7 IN SAID SUBDIVISION EXTENDED WEST; THENCE EAST ALONG SAID NORTH LINE OF SAID BLOCK 7 EXTENDED WEST AS AFORESAID 197.37 FEET TO SAID WEST LINE OF SAID NORTH KILPATRICK AVENUE; THENCE NORTH ALONG SAID WEST LINE OF SAID NORTH KILPATRICK AVENUE 632.11 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPT FROM THE AFORESAID PARCELS 3A AND 3B (TAKEN AS A TRACT) THAT PART OF BLOCK 6 AND ALL OF BLOCK 7 DESCRIBED AS FOLLOWS:

(CONVEYED BY DEED DATED NOVEMBER 30, 1989 RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER 89580610 FROM EKCO HOUSEWARES, INC., A DELAWARE CORPORATION, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 1989 AND KNOWN AS TRUST NO. 109595-00)

THAT PART OF BLOCK 6 AND ALL OF BLOCK 7 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE SOUTHEAST CORNER THEREOF AND RAILROAD RIGHT OF WAY) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1874 AS PER DOCUMENT NO. 18330, BOUNDED AS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 7; THENCE SOUTH 0 DEGREES 01 MINUTES 22 SECONDS WEST A DISTANCE OF 380.27 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 7; THENCE NORTH 79 DEGREES 14 MINUTES 54 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 7 AND ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 6 A DISTANCE OF 562.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 55 SECONDS WEST A DISTANCE OF 194.93 FEET; THENCE NORTH 59 DEGREES 11 MINUTES 32 SECONDS EAST A DISTANCE OF 74.18 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS EAST ALONG A LINE 46.71 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCKS 6 AND 7 A DISTANCE OF 123.44 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 22 SECONDS EAST ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF KILPATRICK AVENUE (66 FEET WIDE) A DISTANCE OF 13.71 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCKS 6 & 7 A DISTANCE OF 33.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 22 SECONDS EAST ALONG A LINE BETWEEN BLOCKS 6 & 7 A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 7 A DISTANCE OF 333.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE AFORESAID PARCELS 3A AND 3B (TAKEN AS A TRACT) THAT PART OF BLOCK 5 DESCRIBED AS FOLLOWS:

(CONVEYED BY DEED DATED JANUARY 16, 2004 RECORDED JANUARY 23, 2004 AS DOCUMENT NUMBER 0402318000 FROM HOME DEPOT USA, INC., A DELAWARE CORPORATION, TO ARMITAGE & CICERO DEVELOPMENT LLC)

THAT PART OF BLOCK 5 AND VACATED WEST CORTLAND STREET IN O'BRIEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 183330, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 5, A DISTANCE OF 50.00 FEET TO THE EASTERLY LINE OF CICERO AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST ALONG SAID EASTERLY LINE, 20.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 172.22 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST, PARALLEL WITH SAID EASTERLY LINE, 220.39 FEET TO THE SOUTHERLY LINE OF BLOCK 5 IN SAID O'BRIEN'S SUBDIVISION; THENCE NORTH 79 DEGREES 11 MINUTES 31 SECONDS WEST ALONG SAID SOUTHERLY LINE, 175.33 FEET TO THE EASTERLY LINE OF SAID CICERO AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST ALONG SAID EASTERLY LINE, 187.54 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

*Commonly Known AS: CICERO + ARMITAGE CHGO, IL.*

*DF No 13-34-300-002-0000*

*13-34-300-016-0000*